

**DEPARTMENT OF FINANCE  
HOUSING ASSETS LIST  
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484  
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: Redevelopment Agency of the City of San Leandro

Successor Agency to the Former Redevelopment Agency: City of San Leandro

Entity Assuming the Housing Functions of the former Redevelopment Agency: City of San Leandro

Entity Assuming the Housing Functions Contact Name: Tom Liao Title Planning & Housing Manager Phone 510-577-6003 E-Mail Address [tliao@sanleandro.org](mailto:tliao@sanleandro.org)

Entity Assuming the Housing Functions Contact Name: Luke Sims Title Community Development Director Phone 510-577-3320 E-Mail Address [lsims@sanleandro.org](mailto:lsims@sanleandro.org)

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.  
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	<input checked="" type="checkbox"/>
Exhibit B- Personal Property	<input checked="" type="checkbox"/>
Exhibit C - Low-Mod Encumbrances	<input checked="" type="checkbox"/>
Exhibit D - Loans/Grants Receivables	<input checked="" type="checkbox"/>
Exhibit E - Rents/Operations	<input checked="" type="checkbox"/>
Exhibit F- Rents	<input checked="" type="checkbox"/>
Exhibit G - Deferrals	<input checked="" type="checkbox"/>

Prepared By: Tom Liao

Date Prepared: July 25, 2012

City of San Leandro  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

[illegible]

a/ Asset types may include low-rent housing, mixed-income housing, low-rent housing

<sup>6/</sup> May include California Redevelopment Law, tax credits, state bond initiatives, and federal bond initiatives.

City of San Leandro  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
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a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

City of San Leandro  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1	Affordable rental housing (see Casa Verde in Exhibit A). This enforceable obligation in Exhibit C represents a 30 year annual operating subsidy grant from the former RDA (now the City) to Mercy Housing separate from the development loan to Mercy Housing in Exhibit A.	1-Jan-08	Mercy Housing (nonprofit)	5,311,159	yes	LMHF	City of San Leandro (owner and ground lessor)	see Item #1 Casa Verde in Exhibit A	see Item #1 Casa Verde in Exhibit A	see Item #1 Casa Verde in Exhibit A	see Item #1 Casa Verde in Exhibit A
2	Affordable senior rental housing (see Broadmoor Plaza in Exhibit D). This enforceable obligation in Exhibit C represents the repayment of a HUD Sec. 108 loan from LMHF monies separate from the development loan to ABHOW in Exhibit D.	1-Aug-00	U.S. Department of Housing and Urban Development	496,000	yes	LMHF	City of San Leandro	see Item #1 Broadmoor Plaza in Exhibit D	see Item #1 Broadmoor Plaza in Exhibit D	see Item #1 Broadmoor Plaza in Exhibit D	see Item #1 Broadmoor Plaza in Exhibit D
3	200-unit affordable rental development (Cornerstone at San Leandro Crossings) on 1400 San Leandro Boulevard (Assessor's Parcel Number 075-0039-007-05) with proposed affordable childcare center on the ground floor. 100% affordable rental project. BRIDGE Housing is the nonprofit	6-Apr-09	BRIDGE Housing	7,019,324	yes	LMHF	BART	9.1 million	\$0	60 million	December 2013 (Acquisition) & May 2014 (Construction start)
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a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

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Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	loan	887,538	1-Jul-01	Amercian Baptist Homes of the West (nonprofit)	Construction of Broadmoor Plaza (232 E. 14th St) a 60 unit affordable senior apartment	yes	1-Jul-61	3%	887,538
2	loan	102,000	20-Feb-96	Jane Sun (private owner)	Rehab of Cherry Blossom Court (11 Dutton Ave), a 5 residential unit mixed use building. 100% affordable. No RDA/City assistance for the groundfloor retail.	yes	12-Jul-33	7%	102,000
3	loan	1,258,000	15-May-00	Eden Housing (nonprofit)	Acquisition/const ruction of Fuller Gardens, a 16 unit affordable rental project for developmentally disabled. 100% affordable with a manager's unit.	yes	18-Mar-59	3%	1,258,000
4	loan	150,000	15-May-89	Eden Housing (nonprofit)	Rehab of Fuller Lodge (2141 Bancroft Ave), a 26 affordable rental units for developmentally disabled. 100% affordable.	yes	15-May-34	0%	150,000

5	grant	150,000	12-Jun-05	Luella Fuller Group Home, Inc. (nonprofit)	Acquisition of Luella Fuller Group Home (342 West Joaquin Ave), a 6 unit affordable rental development for developmentally disabled. 100%	yes	due and payable upon change in use as affordable housing	0%	150,000
6	grant	163,883	7-Apr-03	Eden Housing (nonprofit)	Rehab of Eden Lodge (400 Springlake Dr), a 143 unit affordable senior rental development. 100% affordable with 2 manager units.	yes	NA	NA	163,883
7	loan	538,067	3-May-06	Allied Housing (nonprofit)	Rehab of Mission Bell Apartment (112 Garcia Ave), a 25 unit mixed use building. 100% affordable. No RDA/City assistance for groundfloor retail.	yes	3-May-61	3%	538,067
8	loan	1,978,000	10-Jun-10	Eden Housing (nonprofit)	Acquisition/const ruction of Estabrook Place (2103 E. 14th St), a 51 unit affordable senior rental development. 100% affordable with a manager's unit.	yes	10-Jun-65	3%	1,978,000
9	loan	95,580	16-Oct-00	Sara Bagwell (private owner)	Rehab of Golden Gate Dr Apartments (15151-15170 Golden Gate Dr), a 9 unit rental complex with 4 affordable units.	yes	16-Oct-19	3%	50,617

10	loan	80,000	2-Aug-99	Joseph Tan (private owner)	Rehab of Tan Apartments (825 San Leandro Blvd), a 7 unit rental development. 100% affordable.	yes	2-Aug-14	5%	10,671
11	loan	340,000	20-Aug-99	Roger Tonna (private owner)	Rehab of Warren Manor Apartments (111 Preda St), a 26 unit rental development with 11 affordable units.	yes	2-Aug-14	3%	34,000
12	loan	300,000	6-May-02	Eden Housing (nonprofit)	Rehab of Surf Apartments (15320 Tropic Ct), a 46 unit rental development with 36 affordable units.	yes	6-May-57	3%	300,000
13	First Time Homebuyer (FTHB) loan	20,000	2-Aug-04	Low-Moderate Income Homebuyer (Low-Mod Homebuyer)	711 Raineer Court. Inclusionary/below market rate (BMR) unit too.	yes	2-Aug-24	3%	16,974
14	FTHB loan	30,000	1-Feb-10	Low-Mod Homebuyer	2451 Heathrow Lane	yes	1-Feb-30	3%	30,000
15	FTHB loan	15,000	1-Sep-09	Low-Mod Homebuyer	725 Bloom St. BMR unit.	yes	1-Sep-29	3%	15,000
16	FTHB loan	25,500	1-Feb-10	Low-Mod Homebuyer	318 Caliente Dr	yes	1-Feb-30	3%	25,500
17	FTHB loan	30,000	1-Jun-10	Low-Mod Homebuyer	732 Warden Dr	yes	1-Jun-30	3%	30,000
18	FTHB loan	30,000	1-Mar-09	Low-Mod Homebuyer	1218 Sandelin Ave	yes	1-Mar-29	3%	30,000
19	FTHB loan	30,000	1-Apr-09	Low-Mod Homebuyer	339 Napoleon. BMR unit	yes	1-Apr-29	3%	30,000
20	FTHB loan	10,000	1-Nov-02	Low-Mod Homebuyer	715 Jubilee Lane. BMR unit.	yes	1-Nov-22	3%	7845
21	FTHB loan	30,000	1-Dec-10	Low-Mod Homebuyer	429 Napoleon Dr. BMR unit.	yes	1-Dec-30	3%	30,000
22	FTHB loan	30,000	1-Oct-09	Low-Mod Homebuyer	1400 Carpentier, #328	yes	1-Oct-29	3%	30,000
23	FTHB loan	30,000	1-Apr-10	Low-Mod Homebuyer	2314 Fairway Dr	yes	1-Apr-30	3%	30,000
24	FTHB loan	30,000	1-Jun-28	Low-Mod Homebuyer	1202 Pearson Ave	yes	1-Jun-08	3%	30,000

25	FTHB loan		30,000	1-Oct-07	Low-Mod Homebuyer	660 Fargo Ave #12	yes		1-Oct-27	3%	30,000
26	FTHB loan		30,000	1-Sep-07	Low-Mod Homebuyer	700 Fargo Ave #3	yes		1-Sep-27	3%	30,000
27	FTHB loan		20,000	1-Dec-03	Low-Mod Homebuyer	1132 Carpentier St	yes		1-Dec-23	3%	16,374
28	FTHB loan		21,600	1-Jan-09	Low-Mod Homebuyer	591 Jasmine Way. BMR unit	yes		1-Jan-29	3%	21,600
29	FTHB loan		30,000	1-Nov-09	Low-Mod Homebuyer	15363 Andover St	yes		1-Nov-29	3%	30,000
30	FTHB loan		30,000	1-Mar-10	Low-Mod Homebuyer	2209 Belvedere Ave	yes		1-Mar-30	3%	30,000
31	FTHB loan		8,000	1-Oct-03	Low-Mod Homebuyer	713 Biltmore St. BMR unit.	yes		1-Oct-23	3%	6,323
32	FTHB loan		30,000	1-Jan-08	Low-Mod Homebuyer	589 Jasmine Way. BMR unit.	yes		1-Jan-28	3%	30,000
33	FTHB loan		30,000	1-Jan-08	Low-Mod Homebuyer	720 Fargo Ave #12. BMR unit.	yes		1-Jan-28	3%	30,000
34	FTHB loan		30,000	1-Feb-09	Low-Mod Homebuyer	1325 136th Ave	yes		1-Feb-29	3%	30,000
35	FTHB loan		30,000	1-May-07	Low-Mod Homebuyer	1017 Greenbrier Ct. BMR unit.	yes		1-May-27	3%	30,000
36	FTHB loan		30,000	1-Nov-07	Low-Mod Homebuyer	690 Fargo Ave #12. BMR unit.	yes		1-Nov-27	3%	30,000
37	FTHB loan		30,000	1-Feb-09	Low-Mod Homebuyer	2522 Fairway Dr	yes		1-Feb-29	3%	30,000
38	FTHB loan		30,000	1-Oct-07	Low-Mod Homebuyer	720 Fargo Ave #11. BMR unit.	yes		1-Oct-27	3%	30,000
39	FTHB loan		30,000	1-Nov-10	Low-Mod Homebuyer	1457 140th Ave	yes		1-Nov-30	3%	30,000
40	FTHB loan		30,000	1-Nov-10	Low-Mod Homebuyer	15598 Calgary St	yes		1-Nov-30	3%	30,000
41	FTHB loan		30,000	1-Jan-09	Low-Mod Homebuyer	158 Suffolk Dr	yes		1-Jan-29	3%	30,000
42	FTHB loan		30,000	1-Apr-11	Low-Mod Homebuyer	471 Dolores	yes		1-Apr-31	3%	30,000
43	FTHB loan		8,800	1-Mar-00	Low-Mod Homebuyer	259 W. Broadmoor Blvd	yes		1-Mar-20	3%	2,802
44	FTHB loan		30,000	1-Jul-09	Low-Mod Homebuyer	2379 Chesire Place	yes		1-Jul-29	3%	30,000
45	FTHB loan		30,000	1-Oct-09	Low-Mod Homebuyer	13885 Santiago Rd	yes		1-Oct-29	3%	30,000
46	FTHB loan		30,000	1-Jun-09	Low-Mod Homebuyer	1380 Dorothy St	yes		1-Jun-29	3%	30,000
47	FTHB loan		30,000	1-May-08	Low-Mod Homebuyer	441 Alvarado St. BMR unit.	yes		1-May-28	3%	30,000
48	FTHB loan		30,000	1-Sep-07	Low-Mod Homebuyer	700 Fargo Ave #9. BMR unit.	yes		1-Sep-27	3%	30,000
49	FTHB loan		30,000	1-Jun-08	Low-Mod Homebuyer	14055 Doolittle Dr.	yes		1-Jun-28	3%	30,000
50	FTHB loan		10,000	1-Aug-06	Low-Mod Homebuyer	1916 Bancroft Ave	yes		1-Aug-26	3%	6,724
51	FTHB loan		30,000	1-Jun-08	Low-Mod Homebuyer	680 Fargo Ave #6. BMR unit.	yes		1-Jun-28	3%	30,000
52	FTHB loan		30,000	1-Aug-10	Low-Mod Homebuyer	14077 Doolittle Dr	yes		1-Aug-30	3%	30,000
53	FTHB loan		30,000	1-Jan-08	Low-Mod Homebuyer	62 Estabrook St	yes		1-Jan-28	3%	30,000

54	FTHB loan		30,000	1-Apr-11	Low-Mod Homebuyer	1247 Margery Ave	yes		1-Apr-31	3%	30,000
55	FTHB loan		8,000	1-Apr-03	Low-Mod Homebuyer	708 Buriat St. BMR unit.	yes		1-Apr-23	3%	6,518
56	FTHB loan		30,000	1-Nov-10	Low-Mod Homebuyer	14345 Juniper St	yes		1-Nov-30	3%	30,000
57	FTHB loan		7,400	1-Jun-06	Low-Mod Homebuyer	919 Helen Ave	yes		1-Jun-26	3%	5,120
58	FTHB loan		30,000	1-Jan-10	Low-Mod Homebuyer	2223 Goldfish Ct	yes		1-Jan-30	3%	30,000
59	FTHB loan		30,000	1-Jan-11	Low-Mod Homebuyer	2272 Estabrook Circle	yes		1-Jan-31	3%	30,000
60	FTHB loan		20,000	1-May-04	Low-Mod Homebuyer	727 Bloom St. BMR unit	yes		1-May-24	3%	16,959
61	FTHB loan		30,000	1-Apr-11	Low-Mod Homebuyer	1277 Mersey Ave	yes		1-Apr-31	3%	30,000
62	FTHB loan		30,000	1-Dec-07	Low-Mod Homebuyer	2583 San Leandro Blvd	yes		1-Dec-27	3%	30,000
63	FTHB loan		30,000	1-Oct-07	Low-Mod Homebuyer	730 Fargo Ave #4. BMR unit.	yes		1-Oct-27	3%	30,000
64	FTHB loan		30,000	1-Mar-11	Low-Mod Homebuyer	569 Callan Ave	yes		1-Mar-31	3%	30,000
65	FTHB loan		30,000	1-Apr-10	Low-Mod Homebuyer	1011 Douglas Ct	yes		1-Apr-30	3%	30,000
66	FTHB loan		30,000	1-Jun-09	Low-Mod Homebuyer	1510 Gardner Blvd	yes		1-Jun-29	3%	30,000
67	FTHB loan		8,000	1-Sep-01	Low-Mod Homebuyer	418 Alvarado St. BMR unit.	yes		1-Sep-21	3%	5,488
68	Owner Occupied Rehab Loan (Rehab		35,000	29-May-08	Low Income Homeowner	1349 Oakes Blvd	yes		29-May-38	3%	35,000
69	Rehab loan		33,409	16-Aug-06	Low Income	1260 Victor Ave	yes		16-Aug-36	3%	32,024
70	Rehab loan		9,479	5-Dec-03	Low Income Homeowner	15263 Hesperian Blvd #49	yes		5-Dec-33	3%	9,305
71	Rehab loan		26,801	29-Dec-03	Low Income Homeowner	2100 Lewelling Blvd #68	yes		29-Dec-33	3%	26,293
72	Rehab loan		29,495	18-Mar-03	Low Income Homeowner	257 Durant Ave	yes	due and payable upon sale/transfer		5%	29,495
73	Rehab loan		18,510	1-Dec-05	Low Income	160 Santa Teresa	yes		1-Dec-35	3%	17,295
74	Rehab loan		35,000	12-Sep-07	Low Income	1033 San Jose St	yes		12-Sep-37	3%	32,966
75	Rehab loan		33,011	10-Feb-99	Low Income Homeowner	2041 Clarke St	yes	due and payable upon sale/transfer		5%	23,211
76	Rehab loan		35,000	7-Jan-11	Low Income	14622 Wake Ave	yes		7-Jan-31	3%	35,000
77	Rehab loan		35,000	12-Sep-05	Low Income	1411 Trojan Ave	yes		12-Sep-35	3%	35,000
78	Rehab loan		12,000	16-Nov-07	Low Income	320 Santa Paula	yes		16-Nov-37	3%	2,924
79	Rehab loan		32,530	16-Jun-04	Low Income	809 Midway Dr	yes		16-Jun-34	3%	32,530
80	Rehab loan		17,318	2-Jul-08	Low Income	1364 Benedict Dr	yes		2-Jul-38	3%	14,795
81	Rehab loan		27,510	16-Jun-04	Low Income	1463 Marybelle Dr	yes		16-Jun-34	3%	25,712
82	Rehab loan		35,000	6-Jan-11	Low Income	173 Georgia Way	yes		6-Jan-41	3%	35,000
83	Rehab loan		35,000	3-Mar-08	Low Income	2115 Whelan Ave	yes		3-Mar-38	3%	34,610
84	Rehab loan		38,083	31-Mar-09	Low Income	85 East 14th St	yes		31-Mar-39	3%	38,083
85	Rehab loan		25,423	26-Mar-09	Low Income Homeowner	577 Broadmoor Blvd	yes		26-Mar-39	3%	24,448
86	Rehab loan		29,257	8-Mar-04	Low Income	313 Santa Paula	yes		8-Mar-34	3%	28,367
87	Rehab loan		30,000	6-Nov-09	Low Income	61 Dorchester Ave	yes		6-Nov-39	3%	30,000

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City of San Leandro  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
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a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

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Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
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a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

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Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
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